

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Fingal County

Planning Register Reference Number: FW17A/0187

An Bord Pleanála Reference Number: ABP-300661-18

APPEAL by Patrick J. O'Reilly of 2 Catherine's Well, River Road, Blanchardstown, Dublin against the decision made on the 15th day of December, 2017 by Fingal County Council to grant subject to conditions a permission to Patrick Molloy care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Blanchardstown, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of two recently installed windows at first floor level to the rear (northern) elevation of an existing commercial building at Deanstown House, Main Street, Blanchardstown, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the location of the subject development, and the existing pattern of development in the vicinity, it is considered that the retention of the two windows, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area, and would not adversely affect the adjoining property. The development for which retention is sought would not, therefore, be contrary to the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained in accordance with the plans and particulars lodged with the application except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. This permission shall relate to the retention of the two windows only.

Reason: To clarify the extent of this permission.

3. The ground floor level window (the most westerly of the two windows which are the subject of the retention application) shall be permanently glazed with obscure glass and shall be non-opening. Plans and elevations and photographic evidence to this effect shall be submitted to the planning authority within three months of the date of this order.

Reason: In order to protect the amenities of adjoining property.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.